

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Overton Close, Rowville Vic 3178

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$740,000

&

\$770,000

Median sale price

Median price

\$880,000

House

X

Unit

Suburb

Rowville

Period - From

01/10/2017

to

30/09/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	279 Karoo Rd ROWVILLE 3178	\$775,000	25/10/2018
2	11 Ryder Ct ROWVILLE 3178	\$750,000	13/11/2018
3	11 Herman Ct LYSTERFIELD 3156	\$745,000	12/10/2018

OR

- B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



279 Karoo Rd ROWVILLE 3178 (REI)

Agent Comments

4 2 2

Price: \$775,000

Method: Private Sale

Date: 25/10/2018

Rooms: 7

Property Type: House



11 Ryder Ct ROWVILLE 3178 (REI)

Agent Comments

4 2 3

Price: \$750,000

Method: Private Sale

Date: 13/11/2018

Rooms: 8

Property Type: House



11 Herman Ct Lysterfield 3156 (REI)

Agent Comments

3 2 2

Price: \$745,000

Method: Sold Before Auction

Date: 12/10/2018

Rooms: 4

Property Type: House

Land Size: 622 sqm approx